

LET PROPERTY PACK

INVESTMENT INFORMATION

Swallowtail Court, Dundee,
DD4 0LX

220503643

 www.letproperty.co.uk





Property Description

Our latest listing is in Swallowtail Court, Dundee, DD4 0LX

Get instant cash flow of **£650** per calendar month with a **18.35%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Swallowtail Court,
Dundee, DD4 0LX

220503643



Property Key Features

3 Bedrooms

1 Bathroom

Communal Private Parking

**Communal Front and Rear
Gardens**

Factor Fees: £45 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

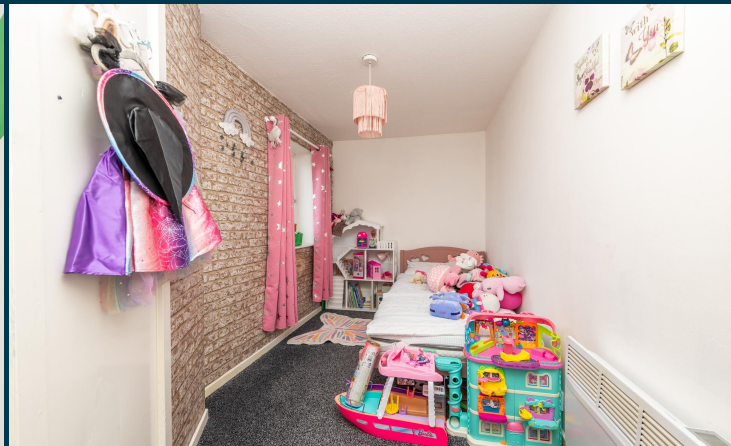
Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 45,000

Stamp Duty ADS @ 8% **£3,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £49,600

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£45.00
Ground Rent	Freehold
Letting Fees	£65.00
Total Monthly Costs	£125.00
Monthly Net Income	£525.00
Annual Net Income	£6,300.00
Net Return	12.70%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£5,000**
Adjusted To

Net Return **10.08%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £60,000.



£60,000

3 bedroom flat for sale

Finavon Place, Dundee, Angus, DD4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Oct 2025 by YOUR MOVE, Dundee

Spacious ground floor flat | Modernisation required | Great location close to local amenities | E...

+ Add to report



£55,000

3 bedroom flat for sale

26, Brington Place, Dundee, DD47QF

NO LONGER ADVERTISED

Marketed from 29 Dec 2024 to 15 Jan 2025 (17 days) by Future Property Auctions, Glasgow

Three Bedroom Flat overlooking the Tay Estuary. Graham and Sibbald RICS Home Report Â£110,000 (On...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom flat

Weavers Loan, Dundee, DD3

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Mar 2025 to 25 Apr 2025 (35 days) by Northwood, Dundee

+ Add to report

AVAILABLE EARLY APRIL .This spacious 3 bedroom flat is located on the ground floor of a well care...



£695 pcm

3 bedroom flat

Watson Street, DUNDEE, DD4

NO LONGER ADVERTISED

Marketed from 15 Sep 2025 to 19 Sep 2025 (4 days) by RentLocally.co.uk Ltd, Dundee

+ Add to report

Excellent School Location | Council Tax Band - A | Freshly Decorated | Secure Entry System | ...

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **3 years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



www.letproperty.co.uk

Swallowtail Court, Dundee, DD4 0LX

PROPERTY ID: 12345678

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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